

## **Appendix D**

### **Central Coast Council Equivalent Tenement Calculation Matrix**

## Water and Sewer Loading Calculation - ET Assessment for Developer Charges - Central Coast Council - 2024 DSP

| Category  | ET Per Unit   | Description   | Examples   |
|---|---|---|--|
| Land Subdivision  |   |   |  |
| Subdivision (all land use excluding large lot residential)            | 1 per lot   | Land serviced with water supply and/or sewerage   | Includes residential, commercial, industrial etc.  |
| Large lot Residential Subdivision (where lot size is greater 2,000m2) | 1.2 ET/lot for Water<br>1 ET/lot for Sewerage               | Large lot residential subdivision where increased water consumption is common.  | Rural residential development  |
| Residential Accommodation   |   |   |  |
| Residential habitable multi-dwelling properties & tourist development |   |   |  |
| 1 Bedroom   | 0.5   | Multi dwelling residential development subject to assessment of proposed number of bedrooms.  | Secondary dwellings, dual occupancies, unit development etc.<br>Any dwelling meeting definition of a habitable dwelling. <b>Studio in line with Council DCP will not trigger any charge.</b> |
| 2 Bedroom   | 0.75  |   |  |
| 3 or more Bedrooms  | 1   |   |  |
| Commercial Accommodation  |   |   |  |
| Caravan Park-Short Term Site  | 0.5   | Caravan/camp site with shared laundry and camp kitchen  |  |
| Caravan Park-Long Term Site   | 0.75  | Permanent occupation site with shared laundry and camp kitchen  |  |
| Hostel Bed  | 0.15/bed  | Hostel style accommodation with communal bathrooms, kitchens etc.   | Backpackers, some boarding houses (dependant on fixtures arrangements), Youth Hostels  |
| Hotel style accommodation   | 0.3/room  | Hotel/Motel/Inn - Short term occupation   | Hotels, motels, some boarding houses (dependant on fixtures arrangements)  |
| Hospital Bed  | 1/bed   | Health care facilities where patients are treated on a short-medium term basis with various support services provided.  | Public/private hospitals   |
| Nursing Home  | 0.4/bed   | Residential care facilities where occupants receive aged care or disability support but share kitchen/dining facilities   | Nursing homes (various levels of care), Aged care facilities, <b>Disability Group Home</b>   |
| Seniors living development  | as per residential multi dwelling                           | Self contained sites in a multi dwelling setting  |  |
| Commercial  |   |   |  |
| Shops/offices   | 0.005/sq m  | General commercial/business development (excludes home offices within existing residential dwellings)   | Hairdresser, Beauty Salon, Offices, Retail shops   |
| Shopping Centre Complex   | 0.001/sq m  | Large scale commercial/business development   | Westfield, Erina Fair, Woolworths  |
| Bulky Goods   | 0.001/sq.m  | Commercial premises utilised for the storage and sale of bulky goods, typically large floor areas.  | Bunnings, Good Guys, Domayne   |
| Café  | 0.005/sq.m  | A premise used for the preparation or service of light food and coffee to the public  | Coffee Shops, Cafes  |
| Food Premises   | 0.01/sq.m   | A premise used for the preparation or service of food product to the public.  | Take away food, Restaurant   |
| High Volume Food Premises   | 0.03/sq.m   | A high volume premise used for the preparation or service of food products to the public  | McDonalds, KFC , Hungry Jacks  |
| Nursery   | based on forecast water demand or meter size                |   | Commercial nurseries   |
| Showroom/Car yard   | office rate for office area + bulky goods for showroom area |   | Car Dealership   |
| Car wash  | based on water consumption                                  | Car wash sites with varying levels of onsite water recycling  | Car Lovers Car Wash  |
| Licenced Club, Tavern   | 0.04/Per occupant   | Licenced premises with number of occupants based on liquor licence. Floor area associated with internal restaurants/cafes to be assessed in line with food premises provisions.   | Licenced Club Pub  |
| Medical Centre/Practice/Vet   | 0.4/practice room   | Includes consulting rooms, imaging rooms etc.   |  |
| Service Station   | 0.75/no. of lanes   |   |  |
| Laundromat  | 0.6/machine   |   |  |
| Stables   | 140   | Per built up hectare when serviced with water and/or sewerage   |  |
| Industrial  |   |   |  |
| Warehousing   | 0.0005/sq.m   | Industrial development utilised for bulk storage and warehousing in which manufacturing is not undertaken. Water shall not be utilised for operational purposes except for provision of staff amenities. <b>Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.</b> | Bulk storage Warehousing   |
| Dry Manufacturing / Medium Industrial                                 | 0.001/sq.m  | Industrial development in which minimal water consumption may be intermittently utilised within the manufacturing or operational process. <b>Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.</b>  | Dry Manufacturing<br>Dry assembly<br>Metal work<br>Mechanical workshops<br>Carpentry and joinery   |
| Heavy Industrial  | Water requirements and sewage generation                    | Industrial development in which water consumption forms an integral function within the manufacturing or operational process. Details on water demand and sewage loads must be provided on application. <b>Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.</b>  | Concrete plants<br>Food processing<br>Breweries<br>Depots for dirty industry, eg Ausgrid depots with bath house  |
| Public Services/ Amenities  |   |   |  |
| School  | 0.04/per pupil-staff  | Both headworks and distribution components apply  | Child Care, Pre School, Day Care Centre  |
| Marina  | 0.16/berth  | per berth   | Assumes water supply and sewage pump out facilities are made available.  |
|   | 0.75/berth  | only for permanent residence  |  |
| Swimming Pools  | 20/2,500m3 Olympic pool                                     | Proposed pool scaled against an Olympic pool. Amenities calculated separately.  | Swimming Pool  |
| Halls/Auditoriums/Theatres/Recreation                                 | 0.5/per w.c. urinal   | Public/private recreation and entertainment areas   | Bowling alleys, cinemas, gyms, dance halls, squash courts, public halls, places of worship.  |
| Amenities   | 0.5/per w.c. urinal   | Public amenities. Charges will not be levied for amenities provided by not-for-profit community groups (non-government), at public assets.  | Sports amenities<br>Public amenities   |